

## Chapter 127-14:A-2

### 2. Home occupation; home business.

Must be secondary or incidental to the dwelling unit or accessory building with no external evidence of the activity. The activity shall not substantially change the character of the property or surrounding neighborhood nor reduce the value of any surrounding property.

- a. Home Occupation: allowed by right in all districts with no Site Plan Review requirement, provided that the criteria below are met. Any activity that exceeds these criteria is subject to the requirements applicable to Home Business.

- (1) The activity is conducted entirely within the dwelling unit or accessory building;
- (2) Is owned, operated, or managed by the resident(s) owner/lessee;
- (3) Employs no more than one additional non-resident employee besides the owner/lessee;
- (4) There is no exterior storage of materials or equipment nor permanent display of products visible from the road; and
- (5) Uses no more than the combined equivalent of fifty percent (50%) of the gross floor area of the dwelling unit.

Examples: artists, desktop publishers, software developers, craftsmen, consultants, people who conduct business by electronic means.

- b. Home Business: any activity conducted within a dwelling unit or accessory building beyond the requirements allowed for Home Occupation may be allowed in all districts provided that the criteria below are met. **This requires a Site Plan Review by the Planning Board.**

- (1) The activity is conducted within the dwelling unit or accessory building. The home business may be conducted in part outdoors, but all such activities, equipment, and storage shall be permanently screened from the view [sight and sound] of abutters and the road by buffers such as year round vegetation, fences, and/or topography;
- (2) The activity shall have no noticeable impact that includes no offensive noise, traffic, vibration, smoke, dust, odors, heat, glare or unsightliness is produced;
- (3) If there is a change of ownership of the property where a home business has been, then the new property owner must conduct the home business in the same manner and under the same conditions as originally approved by the Planning Board or reapply to the Planning Board; and
- (4) A new Site Plan Review is required if there has been a change of scope and/or the nature of the business has change from what was originally approved by the Planning Board.